PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 1802.3.C.1 to permit a left side yard setback of Variance from Section
11 feet in lieu of the required 12 feet and a right side yard
setback of 7 feet in lieu of the required 8 feet
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for hap bullet following reasons: (indicate hardship or practical difficulty)
1. Want to build 13' w x 25' l family room addition off kitchen side of house. 2. Due to positioning of house, addition will extend over required set back by approximately l foot, at corners only.
3. To make addition less than 13' w to accommodate zoning (external measurements) 41087

would make internal measurements nonfunctional for intended use, as well

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this $\frac{N+6,6+0}{2,660}$ petition, and further agree to and are to be bound by the zoning regulations and restrictions of $\frac{N+6,6+0}{2,660}$ Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the cenalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: BURTON H. LEMBES (Type or Print Name) (Type or Print Name) Burton H. Johns Signature Sharon U. Lonnes (Type or Print Name) Address Skacen U. Johnes Cit_ and State Attorney for Petitioner: 1606 TREBORET (Type or Print Name) Signature Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ____21st_____ day

_luly_____, 19_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that he public hearing be had before the Zoning

87-84-A

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July 1986.

Petitioner Petitioner's Chairman, Zoning Plans Attorney Advisory Committee

BEFORE T II IN RE: PETITION FOR ZONING VARIANCE NW/S of Trebor Court, 534' S DEPUTY ZO: EG COMMISSIONER of the c/l of Spring Avenue (1606 Trebor Court) OF BALTIMORE COUNTY 8th Election District Care No. 87-84-A Burton H. Lohnes, et ux

Petitioner**s**

The Petitioners herein request a zoning variance to permit a west side yard setback of 11 feet in lieu of the required 12 feet and an east side yard setback of 7 feet in lieu of the required 8 feet in order to construct an

* * * * * * * * * *

Testimony by the Petitioners indicates that the internal arrangement of the existing dwelling, as well as the position of the screened porch and outside basement stairwell, prohibit the addition from being built elsewhere. The proposed location is the most suitable choice and will allow the addition to blend with the existing house and neighborhood.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the <u>Baltimore County Zoning Regulations</u> (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore 18= day of September 1986, that the herein request for a zoning variance to permit a west side yard setback of 11 feet and an east side yard settack of 7 feet, is hereby GRANTED from and after the date of this Order.

lir. & Mrs. Burton H. Lohnes 1606 Trebor Court Lutherville, Maryland 21093

> RE: Petition for Zoning Variance MW/S of Trebor Court, 534' S of the c/l of Spring Avenue 3th Election District Case No. 27-84-A

Dear Mr. & Mrs. Lohnes:

87-84-A S of the Trebor Ct Dist.

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, JEAN M. H. JUNG Debuty Zoning Commissioner

JillJibjs Attachments

cc: Paople's Counsel

(2a+b) = (2a+b) + (

RE: PETITION FOR VARIANCES NM/S of Trebor Ct., 534' S of the C/L of Spring Ave. (1606) Trebor Ct.), 8th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

BURTON H. LOHNES, et ux, Case No. 87-84-A Petitioners

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis/Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 11th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Burton H. Lohnes, 1606 Trebor Court, Lutherville, ND 21093, Petitioners.

PETITION FOR ZONING VARIANCES 8th Election District

Case No. 87-84- A

Northwest Side of Trebor Court, 534 feet South of the Centerline of Spring Avenue (1606 Trebor Court)

DATE AND TIME: Tuesday, September 9, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Zoning Variances to permit a left side yard setback of 11 feet in lieu of the required 12 feet and a right side yard setback of 7 feet in lieu of the required

Being the property of Ruston W. Lohnes, et ux as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 3, 1986

Mr. Burton H. Lohnes Mrs. Sharon U. Lohnes 1606 Trebor Court Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCES NW/S of Trebor Ct., 534' S of the c/l of Spring Ave. (1606 Trebor Ct.) 8th Election District Burton H. Lohnes, et ux - Petitioners Case No. 87-84-A

Dear Mr. and Mrs. Lohnes:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do <u>not</u> remove sign from property from the time it is placed by

this office until the day of the hearing itself.

Flease make the check payable to Ealtimore County, Maryland, and remit BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

Building, Towson, Maryland No. (2550)

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VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

District F. Li	Date of Posting 5-16-56
Posted for:	
Posted for: Petitioner: Bustin A Johnson	26 25 345 01 Me Ella
Location of property:	1 (t)
- An Spring Mr. Claration	/ 0 +
Location of Signs: (14 Canada Constitution of Signs: (14 Canada Constituti	Safer Lina
Describes	
Posted by - Signature	Date of return: Page 15-46
Posted by Signature	
Number of Signs:	•

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	PETITION FOR ZONING VARIANCES
	8th Election District Case No. 87-84-A
	LOCATION: Northwest Side of Tre- bor Court, 534 feet South of the Centerline of Spring Avenue (1606 Trebor Court)
	DATE AND TIME: Tuesday, September 9, 1986, at 11:15 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson.
	Maryland ,
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	mit a left side and artback of 11 feet in lieu of the required 12 feet and a right side yard setback of 7 feet in lieu of the required 8 feet
	Being the property of Burton H. Lohnes, et un, as shown on plat plan filed with the Zoning Office. In the event that this Petition(s) is
	granted, a building permit may be issued within the thirty (30) day appeal ineried. The Zoning Commissioner
	will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received
	shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. By Order Of
	ARNOLD JABLON Zoning Commissioner of Baltimore County
	8/176 Aug. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____August 21 ____, 19 86 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21 , 19 86

THE JEFFERSONIAN,

Cost of Advertising

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR

July 22, 1986

Mr. Armold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon: The Department of Traffic Engineering has no comments for items number 476, 477, 478, 479, 480, 481, and 482.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:lt

Mr. Burton H. Lohnes Mrs. Sharon U. Lohnes 1606 Trebor Court Lutherville, Maryland 21093

> NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES NW/S of Trebor Ct., 534' S of the c/1 of Spring Ave. (1606 Trebor Ct.) 8th Election District Burton H. Lohnes, et ux - Petitioners

11:15 a.m. Tuesday, September 9, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Case No. 87-84-A

Coning Commissioner of Raltimare County

July 25, 1986

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 016953

VALIDATION OR SIGNATURE OF CASHIER

FROM Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date August 21, 1986 TO Zoning Commissioner Norman E. Gerber, AICP, Director

SUBJECT_ Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

LOCATION MAP SCALE: 1"= 500" EASCMENT DWEILING 111604 534 I to 4 of Spring Ave TREBOR COURT Plat for Zoning Variance #416 DWNERS - BURTON H. AND SHARON U. LUNNES (7-8-1-A) District 8, ZONED 5.5 Subdivision-Villa rue East, Resubdivision of Plat#2 Luther-vina 9 , Book 30, Folio 140 1"= 30' LOT: 6057'58. 11.

PLEITION FOR ZONING VARIANCES 8th Electron District Case No. 87-84-A Lase No. 87-84-A LOCATION Northwest Side of Trebor Court. 534 feet South of the Centerine of Spring Avenue (1606 Trebor Court DATE AND TIME: Tuesday, September 9, 1986 at 11:15 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W Cheespeake Avenue, Towson, Maryland The Zenna Ce-The Zoning Commissioner of Ball-more County, by Justionity of the Zoning Act and Regulations of Ball-more County, will hold a public hear-ies: Person for Zoning Veriances to permit a left inde yard setback of 11 feet in less of the required 12 feet and a right side yard netback of 7 feet in less of the required 8 feet. Being the property of Burton H. Loh-res, at us, as shown on plet plan filed with the Zoning Office. in the event that this Petition(s) is granted, a busing pertor may be sessed within the flirity (30) day appear juned. The Zonnig Commenoner will, invesive, entertain any fliquest for a stay of the itemsence of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or mede at the hearing.

BY ORDER OF AFMOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

79063-L92781 Aug. 20

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____August_20____, 19_86 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 20 ,19 86

TOWSON TIMES,

Publisher

38,25

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

COUNTY OFFICE BLDG. 111 W. Cheshicake Avc. Towson, Maryland 21:04

000

Chairman

MEMBERS

Department of

Bureau of Fire Prevention

Board of Education

Development

Zoning Administration

Bureau of Engineering Mr. Burton H. Lohnes 1606 Trabor Ct.

Lutherville, Maryland 21093

RE: Item No. 476 - Case No. 87-84-A Petitioner: Burton H. Lohnes, et ux Petition for Variance

Dear Mr. Lohnes:

The Zoning Plans Advisory Committee has reviewed the plans Tratfic Engineering submitted with the above-referenced petition. The following State Roads Commission comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans . Health Department that may have a bearing on this case. The Director of Planning Project Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Building Department

> Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> > Very truly yours,

WAMES E. DYER Chairman

Zoning Plans Advisory Committee

JED:kkb Enclosures

SALASSE CONTA

CUESTICA E CESCIA

Mr. Annald Capton Coming Commissioner Councy Office Building Towson, Maryland 2000;

Dear Mr. Jablon:

CC: Juris Cosmell

AUGUST 19,1986

SOF GOF SPRING AVE.

The Division of Current Planning and Development has reviewed the subject domains of another the subject domains. The items checked below are

(X) There are no Site planning factors requiring comment.

(X) There are no Site planning factors requiring comment.

(X) County Review Group Meeting is required.

(X) County Review Group Meeting was held and the minutes will be forward by the Runeil of Fubic Services.

(X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

(X) Record plat will be required and must be recorded prior in issuance of a building permit.

(X) The access is not satisfactory.

(X) The parking arrandment is not satisfactory.

(X) Parking calculations hust be shown on the plan, development on these soils is mith are defined as wetlands, and under the provisions of Section 22-93 of the Development is provided.

(X) Development of this site may constitute a not provided. under the provisions of Section 22-93 of the Development Regulations.

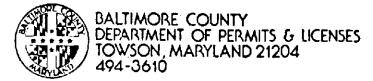
()Development of this site may constitute a potential conflict with the Baltimore County master plan.

()The amended Development Plan was approved by the Planning Board

()Additional companies

Europe a, comme Chair, Current Manning and Jovelopment

CPS-008



July 30, 1986

TED ZALESKI, JR. DIRECTOR

Mr.	Arnold Jablon,	Zoning	Commissioner
Offi	ce of Planning	and Zo	ning
Tows	on, Maryland 2	1204	

Dear Mr. Jablons

Comments on Item # 476 Zoning Advisory Committee Meeting are as follows:

Burton H. Lohnes, et ux

Locations

NW/S Trebor Court, 534 feet S c/l Spring Avenue

District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A building and other miscellaneous permits shall be required before the start of any construction.

- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

NOTE:

All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _______, or to Mixed Uses _______. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

NOTE: (J.) comments: The setback from the north property line appears to be 4 -0 at the rear of the building.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed me one full extent of any permit. If desired the applicant may obtain additional information by viriting Room 122 of the County Office Building at 111 Martin E Suntan W. Chesapeake Avenue, Towson, Maryland 21204. BY: C. E. Burnham, Chief

4/22/85



July 17, 1986

NW/S Trebor Ct., 534 ft. S of centerline Spring Ave.

1986

PAUL H. REINCKE CHIEF

RE: Property Owner:

Location -

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

	-	, C. C. C.	2011.	-	•				-	-	
	1	tem	No.:	476	Z	oning Age	enda:	Meeting	of	July 3	8,
Gent	tle	men:	•								
Bure	eau	and	to your request, t I the comments bei rected or incorpor	low marked w.	ith an "	X" are a	nplicabl	e and re	quiI	is red	
()	1.	Fire hydrants for located at interv accordance with I Department of Pub	vals or Baltimore Co	$f\epsilon$	et along	an appr	oved roa	id 11	l be	
1)	2.	A second means of	C vehicle ac	cess is	required	for the	site.			
í)	3.	The vehicle dead	end conditi	on shown	n at					
			EXCEEDS the maxim	mיım allowed	by the I	Fire Depa	rtment.				
(J	4.	The site shall be Fire Prevention (e made to co Code prior t	omply wit	th all ap ancy or b	plicable eginning	e parts o g of open	of th ratio	he on.	
(x)	5.	The buildings and comply with all a Association Standto occupancy.	applicable r	cequireme	ents of t	he Natio	onal Fire	e Pro	otecti	i o i
•)	6.	Site plans are a	pproved, as	drawn.	42					
·)	7.	The Fire Prevent			\sim \sim 1.	atothis	time.	- 大 ある。	ترم	
REV	/IE	WER:	Planning Group Special Inspectio	ly 7-15-80	Noted a Approve	d:, /	Preven	tion Bur	e au	ا مليانها الدينية 	-

Burton H. Lohnes, et ux

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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
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11 feet in lieu of the required 12 feet and a right side yard
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3. To make addition less than 13' w to accommodate zoning (external measurements) 41087

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I/We do solemnly declare and affirm, under the cenalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: BURTON H. LEMBES (Type or Print Name) (Type or Print Name) Burton H. Johns Signature Sharon U. Lonnes (Type or Print Name) Address Skacen U. Johnes Cit_ and State Attorney for Petitioner: 1606 TREBORET (Type or Print Name) Signature Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ____21st_____ day

_luly_____, 19_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that he public hearing be had before the Zoning

87-84-A

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July 1986.

Petitioner Petitioner's Chairman, Zoning Plans Attorney Advisory Committee

BEFORE T II IN RE: PETITION FOR ZONING VARIANCE NW/S of Trebor Court, 534' S DEPUTY ZO: EG COMMISSIONER of the c/l of Spring Avenue (1606 Trebor Court) OF BALTIMORE COUNTY 8th Election District Care No. 87-84-A Burton H. Lohnes, et ux

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Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore 18= day of September 1986, that the herein request for a zoning variance to permit a west side yard setback of 11 feet and an east side yard settack of 7 feet, is hereby GRANTED from and after the date of this Order.

lir. & Mrs. Burton H. Lohnes 1606 Trebor Court Lutherville, Maryland 21093

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Dear Mr. & Mrs. Lohnes:

87-84-A S of the Trebor Ct Dist.

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> Very truly yours, JEAN M. H. JUNG Debuty Zoning Commissioner

JillJibjs Attachments

cc: Paople's Counsel

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RE: PETITION FOR VARIANCES NM/S of Trebor Ct., 534' S of the C/L of Spring Ave. (1606) Trebor Ct.), 8th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

BURTON H. LOHNES, et ux, Case No. 87-84-A Petitioners

::::::

ENTRY OF APPEARANCE

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> Phyllis/Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

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PETITION FOR ZONING VARIANCES 8th Election District

Case No. 87-84- A

Northwest Side of Trebor Court, 534 feet South of the Centerline of Spring Avenue (1606 Trebor Court)

DATE AND TIME: Tuesday, September 9, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 3, 1986

Mr. Burton H. Lohnes Mrs. Sharon U. Lohnes 1606 Trebor Court Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCES NW/S of Trebor Ct., 534' S of the c/l of Spring Ave. (1606 Trebor Ct.) 8th Election District Burton H. Lohnes, et ux - Petitioners Case No. 87-84-A

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Do <u>not</u> remove sign from property from the time it is placed by

this office until the day of the hearing itself.

Flease make the check payable to Ealtimore County, Maryland, and remit BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

Building, Towson, Maryland No. (2550)

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VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

District F. Li	Date of Posting 5-16-56
Posted for:	
Posted for: Petitioner: Bustin A Johnson	26 25 345 01 Me Ella
Location of property:	1 (t)
- An Spring Mr. Claration	/ 0 +
Location of Signs: (14 Canada Constitution of Signs: (14 Canada Constituti	Safer Lina
Describes	
Posted by - Signature	Date of return: Page 15-46
Posted by Signature	
Number of Signs:	•

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	PETITION FOR ZONING VARIANCES
	8th Election District Case No. 87-84-A
	LOCATION: Northwest Side of Tre- bor Court, 534 feet South of the Centerline of Spring Avenue (1606 Trebor Court)
	DATE AND TIME: Tuesday, September 9, 1986, at 11:15 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson.
	Maryland ,
	MR COUNTY, by autority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition s Zoning Variances to per-
	mit a left side and artback of 11 feet in lieu of the required 12 feet and a right side yard setback of 7 feet in lieu of the required 8 feet
	Being the property of Burton H. Lohnes, et un, as shown on plat plan filed with the Zoning Office. In the event that this Petition(s) is
	granted, a building permit may be issued within the thirty (30) day appeal ineried. The Zoning Commissioner
	will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received
	shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. By Order Of
	ARNOLD JABLON Zoning Commissioner of Baltimore County
	8/176 Aug. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____August 21 ____, 19 86 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21 , 19 86

THE JEFFERSONIAN,

Cost of Advertising

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR

July 22, 1986

Mr. Armold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon: The Department of Traffic Engineering has no comments for items number 476, 477, 478, 479, 480, 481, and 482.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:lt

Mr. Burton H. Lohnes Mrs. Sharon U. Lohnes 1606 Trebor Court Lutherville, Maryland 21093

> NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES NW/S of Trebor Ct., 534' S of the c/1 of Spring Ave. (1606 Trebor Ct.) 8th Election District Burton H. Lohnes, et ux - Petitioners

11:15 a.m. Tuesday, September 9, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Case No. 87-84-A

Coning Commissioner of Raltimare County

July 25, 1986

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 016953

VALIDATION OR SIGNATURE OF CASHIER

FROM Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date August 21, 1986 TO __Zoning Commissioner Norman E. Gerber, AICP, Director

SUBJECT_ Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

LOCATION MAP SCALE: 1"= 500" EASCMENT DWEILING 111604 534 I to 4 of Spring Ave TREBOR COURT Plat for Zoning Variance #416 DWNERS - BURTON H. AND SHARON U. LUNNES (7-8-1-A) District 8, ZONED 5.5 Subdivision-Villa rue East, Resubdivision of Plat#2 Luther-vina 9 , Book 30, Folio 140 1"= 30' LOT: 6057'58. 11.

PLEITION FOR ZONING VARIANCES 8th Electron District Case No. 87-84-A Lase No. 87-84-A LOCATION Northwest Side of Trebor Court. 534 feet South of the Centerine of Spring Avenue (1606 Trebor Court DATE AND TIME: Tuesday, September 9, 1986 at 11:15 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W Cheespeake Avenue, Towson, Maryland The Zenna Ce-The Zoning Commissioner of Ball-more County, by Justionity of the Zoning Act and Regulations of Ball-more County, will hold a public hear-ies: Person for Zoning Veriances to permit a left inde yard setback of 11 feet in less of the required 12 feet and a right side yard netback of 7 feet in less of the required 8 feet. Being the property of Burton H. Loh-res, at us, as shown on plet plan filed with the Zoning Office. in the event that this Petition(s) is granted, a busing pertor may be sessed within the flirity (30) day appear juned. The Zonnig Commenoner will, invesive, entertain any fliquest for a stay of the itemsence of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or mede at the hearing.

BY ORDER OF AFMOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

79063-L92781 Aug. 20

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____August_20____, 19_86 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 20 ,19 86

TOWSON TIMES,

Publisher

38,25

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

COUNTY OFFICE BLDG. 111 W. Cheshicake Avc. Towson, Maryland 21:04

000

Chairman

MEMBERS

Department of

Bureau of Fire Prevention

Board of Education

Development

Zoning Administration

Bureau of Engineering Mr. Burton H. Lohnes 1606 Trabor Ct.

Lutherville, Maryland 21093

RE: Item No. 476 - Case No. 87-84-A Petitioner: Burton H. Lohnes, et ux Petition for Variance

Dear Mr. Lohnes:

The Zoning Plans Advisory Committee has reviewed the plans Tratfic Engineering submitted with the above-referenced petition. The following State Roads Commission comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans . Health Department that may have a bearing on this case. The Director of Planning Project Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Building Department

> Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> > Very truly yours,

WAMES E. DYER Chairman

Zoning Plans Advisory Committee

JED:kkb Enclosures

SALASSE CONTA

CUESTICA E CESCIA

Mr. Annald Capton Coming Commissioner Councy Office Building Towson, Maryland 2000;

Dear Mr. Jablon:

CC: Juris Cosmell

AUGUST 19,1986

SOF GOF SPRING AVE.

The Division of Current Planning and Development has reviewed the subject domains of another the subject domains. The items checked below are

(X) There are no Site planning factors requiring comment.

(X) There are no Site planning factors requiring comment.

(X) County Review Group Meeting is required.

(X) County Review Group Meeting was held and the minutes will be forward by the Runeil of Fubic Services.

(X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

(X) Record plat will be required and must be recorded prior in issuance of a building permit.

(X) The access is not satisfactory.

(X) The parking arrandment is not satisfactory.

(X) Parking calculations hust be shown on the plan, development on these soils is mith are defined as wetlands, and under the provisions of Section 22-93 of the Development is provided.

(X) Development of this site may constitute a not provided. under the provisions of Section 22-93 of the Development Regulations.

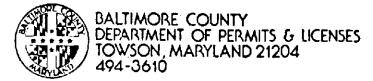
()Development of this site may constitute a potential conflict with the Baltimore County master plan.

()The amended Development Plan was approved by the Planning Board

()Additional companies

Europe a, comme Chair, Current Manning and Jovelopment

CPS-008



July 30, 1986

TED ZALESKI, JR. DIRECTOR

Mr.	Arnold Jablon,	Zoning	Commissioner
Offi	ce of Planning	and Zo	ning
Tows	on, Maryland 2	1204	

Dear Mr. Jablons

Comments on Item # 476 Zoning Advisory Committee Meeting are as follows:

Burton H. Lohnes, et ux

Locations

NW/S Trebor Court, 534 feet S c/l Spring Avenue

District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A building and other miscellaneous permits shall be required before the start of any construction.

- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

NOTE:

All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _______, or to Mixed Uses _______. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

NOTE: (J.) comments: The setback from the north property line appears to be 4 -0 at the rear of the building.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed me one full extent of any permit. If desired the applicant may obtain additional information by viriting Room 122 of the County Office Building at 111 Martin E Suntan W. Chesapeake Avenue, Towson, Maryland 21204. BY: C. E. Burnham, Chief

4/22/85



July 17, 1986

NW/S Trebor Ct., 534 ft. S of centerline Spring Ave.

1986

PAUL H. REINCKE CHIEF

RE: Property Owner:

Location -

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

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	1	tem	No.:	476	Z	oning Age	enda:	Meeting	of	July 3	8,
Gent	tle	men:	•								
Bure	eau	and	to your request, t I the comments bei rected or incorpor	low marked w.	ith an "	X" are a	nplicabl	e and re	quiI	is red	
()	1.	Fire hydrants for located at interv accordance with I Department of Pub	vals or Baltimore Co	$f\epsilon$	et along	an appr	oved roa	id 11	l be	
1)	2.	A second means of	C vehicle ac	cess is	required	for the	site.			
í)	3.	The vehicle dead	end conditi	on shown	n at					
			EXCEEDS the maxim	mיım allowed	by the I	Fire Depa	rtment.				
(J	4.	The site shall be Fire Prevention (e made to co Code prior t	omply wit	th all ap ancy or b	plicable eginning	e parts o g of open	of th ratio	he on.	
(x)	5.	The buildings and comply with all a Association Standto occupancy.	applicable r	cequireme	ents of t	he Natio	onal Fire	e Pro	otecti	i o i
•)	6.	Site plans are a	pproved, as	drawn.	42					
·)	7.	The Fire Prevent			\sim \sim 1.	atothis	time.	- 大 ある。	ترم	
REV	/IE	WER:	Planning Group Special Inspectio	ly 7-15-80	Noted a Approve	d:, /	Preven	tion Bur	e au	ا مليانها الدينية 	-

Burton H. Lohnes, et ux

/mb